



An Ideal Apartment In The Heart Of A Sought After Historical City, Quiet Location Near All Amenities, Sold Furnished And Near The Sea



Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 61,561.84

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Agde
Posta kodu:	34300
Yayınlandı:	05.05.2025
Açıklama:	

A vibrant small city, 10 minutes to the beach and on the Canal du Midi, all commerce and large market twice a week (Thursday's and Sunday's) with everything to offer, 10-15 minutes to beaches, golf, walks, the Canal du Midi, train station and airport (Beziers/Cap d'Agde) and 5 minutes to the A9 motorway.

An ideal apartment in the heart of a sought after, very historical city, accessible by car, quiet location, just steps away from all amenities, already refreshed, offering 29 m2 of habitable space, 1 bedroom/lounge, separate kitchen/diner (fully equipped), 1 bathroom and small private lock-up. On the ground floor, near all activities such as boating, golf, fishing, hiking, sailing and swimming in the sea or the river - all within 10-15 minutes! Sold furnished.

Inside = Entrance into equipped kitchen/diner of 11.3 m2 + laundry area and lockable storage room of 3 m2 +spacious and large bright bedroom/lounge of 18.6 m2 with bathroom of 3.2 m2 (shower, wc, sink).

Sundry = Sold furnished + electric heating + double glazing + mains water and sewage + fiber optics available + excellent rental potential (400 Euros for monthly long term lets / 400 Euros weekly holiday



lets) + estimated amount of annual energy consumption for standard use: between 548 Euros and 742 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax : 604 Euros.

Price = 55.000 Euros (Excellent location, a hidden gem and great investment, 'pied a terre' or first time buyer couples home. A must see !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisques website: georisques.gouv.fr

Property Id : 68268
Property Size: 29 m2
Bedrooms: 1
Bathrooms: 1
Reference: AGD51000E

Other Features

Immediately Habitable
Near the coast
Rental Potential

Genel Bilgiler

Yatak odası:	1
Banyo:	1

Utility details

Heating:	Evet
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Rental details

Furnished:	Evet
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.896.360
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